

Mr Gideon Whittingham
Planning Solutions Team
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE



05/12/17

Dear Mr Whittingham

For consideration in regards to the detailed planning application for the following site:

2016/7088/P – Spiritualist Temple, Rochester Square, London, NW1 9RY

On behalf of the applicant, Camden Land Partnership Ltd, we write in order to set out the applicants position in relation to expected planning obligations associated with the above planning application.

Planning policy context

Policy H4: Maximising the supply of affordable housing sets out the Council's policy in relation to affordable housing, stating '*we will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more*'.

The Council will seek a maximum reasonable amount of affordable housing on a sliding scale. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing.

We understand that '*a sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one homes and increasing by 2% for each home added to capacity*' (Policy H4d).

Adopting the above the maximum 'percentage target for on-site affordable housing' would be 10%, corresponding with the 5 proposed residential units.

For a primarily residential scheme with a non-residential element of less than 1,000sq m gross, *if the Council agrees that a payment in lieu is appropriate*, the level of payment will be guided by policy DP3 and the figure of £2,650 per sq m of the on-site target for affordable housing. This calculation is set out below following the structure provided in CPG8:

5 additional homes with a built floorspace of 317 sq m gross	Site capacity = 5 homes
Percentage target for on-site affordable housing	=10%

Floorspace target for on-site affordable housing	= 317 x 10% = 31.7 sq m
Payment-in-lieu of affordable housing	= 31.7 sq m x £2,650 = £84,005

Applying this rate to the proposed scheme, the maximum rate chargeable in lieu of affordable housing would be £84,005.

Due to the specific nature of the development the applicant is already providing a significant planning gain contribution in the form of the refurbished community facility, from which they will receive no financial return. The cost of providing this facility is estimated to be £500,000 in refurbishment and upgrade costs. This is an enabling cost to the scheme and will be far in excess of the estimated charge attributable to the payment in lieu of affordable housing. It is therefore considered that any additional payment required to the Council is inappropriate in relation to the proposed scheme, which will provide significant benefit to the local area and community.

We trust this letter provides clarification of the applicant's position and the substantial planning gain to be realised through the development of the scheme.

Yours sincerely,

Robert Bloss
Red Loft